



# SHORT SUBDIVISION (RURAL) FORM

FINAL  
Revised 2/18/2016

Yakima County Public Services  
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

### INDICATE THE TYPE OF APPLICATION:

NEW SHORT SUBDIVISION

SHORT SUBDIVISION AMENDMENT

### PLEASE COMPLETE THE FOLLOWING QUESTIONS:

(if not applicable, explain why)

A. What is the total acreage of the subject parcel? 40.07 AC

B. How many lots are you proposing to create as part of this Short Subdivision Application? 2

What are the proposed acreages for each proposed lot? LOT 1 - 36 +/-  
LOT 2 - 4.2 +/-

C. Has the property been divided in the last 5 years?  Yes  No

D. In which zoning district is the property located?  
(Please check the appropriate zone and answer the pertinent questions.)

Agriculture (AG) - If the property is located within the AG zoning district please answer the following questions:

Which provision are you applying under?

Agriculturally Related Industry Lot  
*(Please show on your site plan the location of all structures associated with the Agriculturally Related Industry in order to justify the proposed lot size.)*

Small Lot Provision; has it been at least **15 years** since it was last subdivided?  Yes  No

Special Exception Lot; has it been at least **10 years** since it was last subdivided?  Yes  No

Forest Watershed (FW)

Remote/Extremely Limited Development Potential (R/ELDP)

R 10/5 - If the property is located within the R 10/5 zoning district please answer the following questions:

a. How many road miles is the nearest year-round responding fire station? \_\_\_\_\_ Miles

b. In which fire district are you located? \_\_\_\_\_

c. Is the public road you access onto:  Paved  Gravel  Dirt

d. Are you proposing to cluster?  Yes  No

e. Was your lot created prior to May 21, 1997?  Yes  No

If yes, are you proposing to use the 1.15 multiplication factor?  Yes  No

Rural Transitional (RT) – If the property is located within the RT zoning district please answer the following questions:

a. Which provision are you applying under:

Clustering

Non-Clustering

b. Was your lot created prior to May 27, 1997?  Yes  No

If yes, are you proposing to use the 1.15 multiplication factor?  Yes  No

Rural Settlement (RS) – If the property is located within the RS zoning district please answer the following questions:

Which community is the property located in: \_\_\_\_\_

Highway/Tourist Commercial (HC)

Mining (MIN)

E. Do any of the lots have irrigation rights?  Yes  No District Name: YAKIMA-TIETON IRR DIST

F. Is this subdivision contiguous with another proposed subdivision?  Yes  No

G. Are there any of the following man made/natural features located on your property:  
(Check all that apply and depict on site plan)

Ponds

Lakes

Streams/Rivers

Wetlands

Floodplain

Floodway

Steep Slopes (exceeds 10% grade)

Irrigation ditches/Canals

H. i. Will any of the lots be served by a:  County public road  Private Road  Shared Driveway (4 or fewer lots)

*(If served by a County public road or a private road please contact the Transportation Division for a Pre-Application meeting at (509)574-2300 before proceeding)*

What is the file number of the Pre-Application meeting? EAC W/JAMIE WEST - SEE EMAIL

ii. If any of your lots will be served by an existing private road, is there a homeowner's or maintenance association that takes care of the road?  Yes (please provide)  No

I. What will be the source of domestic water for these lots? *(When individual wells are proposed the applicant shall provide documentation from the Yakima Health District verifying that neither an existing public water system and/or a new public water system is available for the subdivision. The documentation must be submitted with this application.)*

i.  Public water supply (water system operated by a city, county, Nob Hill, etc.).

This water system will Serve Lots (Check all that apply):  1  2  3  4

Name of water provider: \_\_\_\_\_

ii.  Expand the use of an existing community well to serve Lot(s):  1  2  3  4

Name or State ID# of the existing community water system: \_\_\_\_\_

The well is located on Parcel Number: \_\_\_\_\_

How many connections is the community well currently approved for? \_\_\_\_\_

iii.  New community well, (3+ connections) certify an existing well or construct a new well.

The well is:  Existing  Proposed on Lot/Parcel Number: \_\_\_\_\_

The well will serve Lots:  1  2  3  4

Will the proposed community well serve any lots outside of the proposed short subdivision?  Yes  No

If Yes, which parcel number(s)? \_\_\_\_\_

iv.  Shared, (2 party) well to serve lot(s) \_\_\_\_\_ and \_\_\_\_\_

The well is:  Existing  Proposed on Lot/Parcel Number: \_\_\_\_\_

***Please Note: Individual wells can be proposed in the AG, FW, and MIN zoning districts. If in the R/ELDP or R-10/5 zoning districts then individual wells can only be proposed if all lots are 5 acres or greater in size and outside the service area of a County water system (YCC Table 19.25-1).***

v.  Existing individual wells will continue to service Lot(s):  1  2  3  4

vi.  Proposed individual wells will serve Lot(s):  1  2  3  4

**If your property is zoned Agricultural and a shared well cannot be approved, what other option will you propose:**

Individual well  Other \_\_\_\_\_

J. Which of the following methods of sewage disposal do you propose? (When individual septic systems are proposed the applicant shall verify that a County sewer system is not available for the subdivision.)

Public sewer for lots:  1  2  3  4

Existing individual, on-site septic systems for lots:  1  2  3  4

Proposed individual, on-site septic systems for lots:  1  2  3  4



# NARRATIVE FORM

FINAL  
Revised 10/01/15

Yakima County Public Services  
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

The Narrative Form is designed to help you, the application review, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the Yakima County Codes. You should refer to the appropriate sections of the ordinance when describing your proposal if applicable. You can obtain a copy of the ordinance in our office or access it on the internet at:

<http://codepublishing.com/wa/yakimacounty/>

**Narrative Content:** Please tell us the “who”, “what”, “where”, and “why” of your proposal. A list of typical content is provided below. **Please do not limit your project’s description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible.** Any missing/confusing information could result in the delay of our review.

Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

**Suggested Content:**

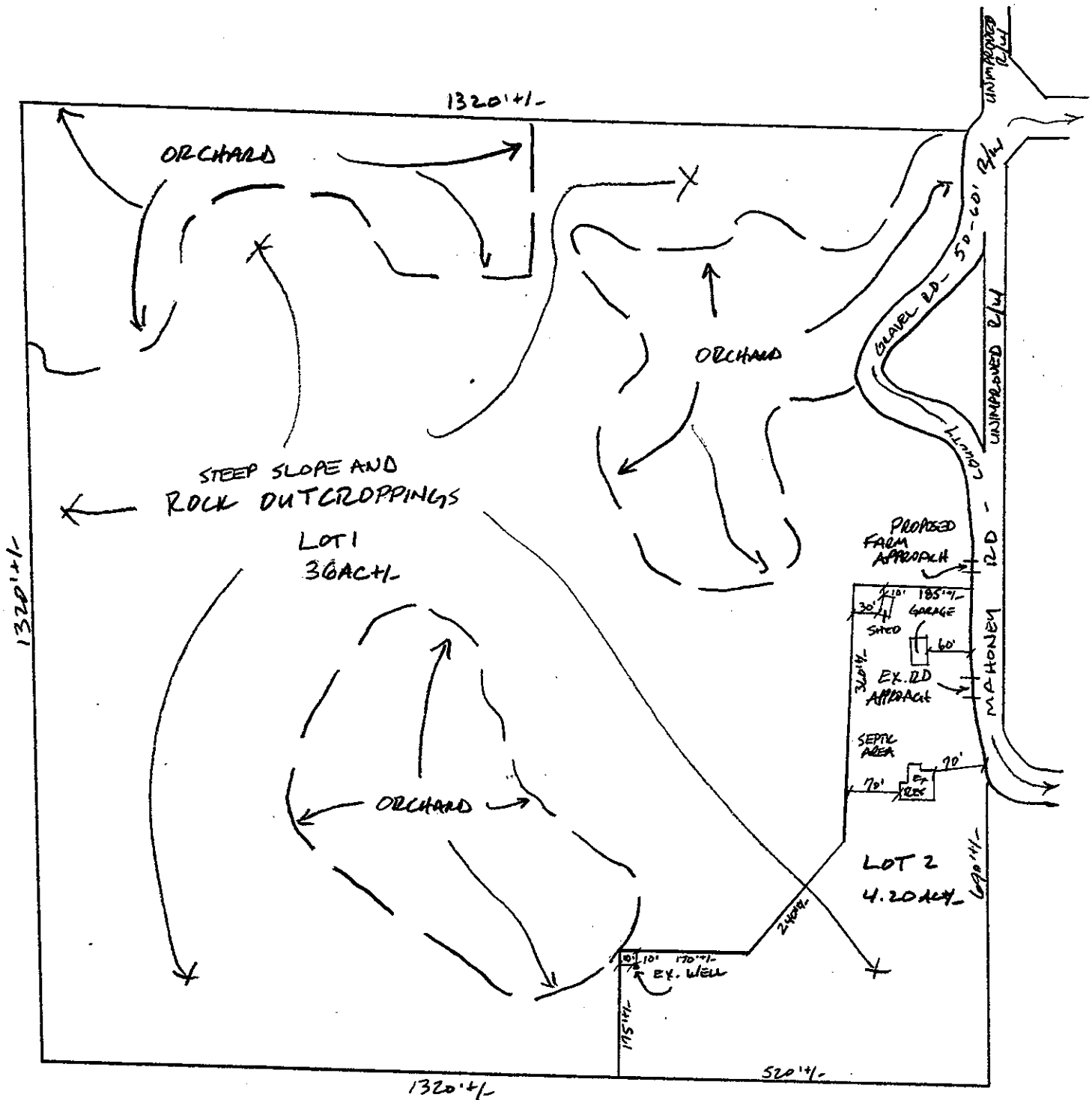
- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- For commercial operations describe the travel ways that will be located onsite.
- Describe the timelines for completion of your proposal.

**Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews.** Your narrative can be typed and printed on a separate sheet of paper with “See Attached” written below, or you may print out legibly your narrative on the lines provided.

SEE ATTACHED WRITTEN NARRATIVE

## **WRITTEN NARRATIVE**

The proposal is a 2-lot subdivision in the AG Zone. The intent of this application is to separate the existing residence from the orchard. As proposed, Lot 1 would be approximately 36 acres in size and contains the orchard and a variety of rock outcroppings. Lot 2 is proposed to be approximately 4.2 acres in size. A Type 1 Agriculture Larger Lot Size is proposed for Lot 2 based on topography and the location of certain improvements. Lot 1 contains the residence, well, garage, shed and on-site septic.



North ↑

1" = 200'

Proposed Short Plat

JAMES WALKER - OWNER  
 HORDAN PLANNING SERVICES - REP.  
 410 N. 2ND ST. YAKIMA, WA 98901  
 509-249-1919  
 171434-44001  
 4-10-18



# SHORT PLAT SITE PLAN SUBMITTAL CHECKLIST

FINAL  
Revised 10/01/15

## Land Use Actions

Yakima County Public Services  
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

<b>Required Site Plan Information:</b>	
1	<input checked="" type="checkbox"/> Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. <b>Grid paper or picture backgrounds are not acceptable, the map must be reproducible.</b>
2	<input checked="" type="checkbox"/> Blue or Black Ink, in order that they may be photocopied.
3	<input checked="" type="checkbox"/> North Arrow (north should be pointing to the top of the page)
4	<input checked="" type="checkbox"/> Legend to include:
	<input checked="" type="checkbox"/> <i>Owner/Applicant Name</i>
	<input checked="" type="checkbox"/> <i>Date the Site Plan was drawn.</i>
	<input checked="" type="checkbox"/> <i>Name, address and telephone number of the person preparing the site plan</i>
	<input checked="" type="checkbox"/> <i>Tax Parcel Number with Range, Township and Section</i>
	<input checked="" type="checkbox"/> <i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input checked="" type="checkbox"/> Property line dimensions of all existing and proposed lot(s) involved in the project with approximate acreages and lot numbers (Lot 1, Lot 2, Lot 3 etc.).
6	<input checked="" type="checkbox"/> The location, width and purpose of all easements (utility, access and/or irrigation), railroad right-of-way, canals and other man-made features on and adjacent to the site.
7	<input type="checkbox"/> Location of new and/or expanded public and private infrastructure including but not limited to public water, sewer main, fire protection systems and other underground facilities. <i>For projects with more than four lots, the location, name, right-of-way width, approximate radii or curves and approximate grades of all proposed streets, alleys or roads within or on the boundary of the project.</i>
8	<input checked="" type="checkbox"/> Streets, alleys and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt); location of existing and proposed sidewalks, curbs, gutters, culverts, buried conduits and subsurface drains, landscaping, site screening and stormwater drainage facilities.
9	<input checked="" type="checkbox"/> Location, dimension and design of all points of ingress (to) and egress (from) for each proposed lot.
10	<input type="checkbox"/> Location of existing and proposed pedestrian and vehicular circulation patterns, trails and bicycle paths.
11	<input checked="" type="checkbox"/> Location, shape, size, and types of all existing and proposed structures, minimum building setbacks from the existing and proposed property lines, roads, other structures, and the lot coverage for each lot.
12	<input type="checkbox"/> Location and dimensions of all proposed uses, open space and public areas.
13	<input type="checkbox"/> Location of structures on the adjoining lots, when needed to address compatibility issues.
14	<input checked="" type="checkbox"/> All natural physical features such as rock outcroppings, wooded areas, adjacent orchards, vineyards, hop fields or commercial forest tracks of ten acres or more, streams, creeks, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. <b>(*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.)</b>
15	<input type="checkbox"/> Location, width, name and direction of flow of all watercourses.
16	<input checked="" type="checkbox"/> Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone.
17	<input checked="" type="checkbox"/> Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines
18	<input type="checkbox"/> Within a UGA, Master Plan Resort or Rural Settlement show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.

Cup 2018-401  
SUB2018-32

Public Services (P)

MAY 25 2018

**HORDAN PLANNING SERVICES** Vern \_\_\_ Matt \_\_\_ Don \_\_\_ Lynn \_\_\_  
410 North 2<sup>nd</sup> Street, Yakima WA 98901 Harold \_\_\_ Lisa \_\_\_ Carmen \_\_\_  
Telephone: (509)249-1919 Fax (509)249-1903

May 14, 2018

COPY

Mr. Matt Pietrusiewicz, P.E.  
Yakima County Engineer  
128 North 2<sup>nd</sup> Street  
Yakima, Washington 98901

RE: 171434-44001 – James Walker

Dear Mr. Pietrusiewicz:

We have been discussing a proposed 2-lot short plat with Jamie West of the Transportation Department. The proposal is to separate a single-family residence from an orchard. The subject property fronts on Mahoney Road in the Cowiche area, which is a gravel county maintained road. Subdivisions on gravel roads require authority from the County Engineer to either make frontage improvements or pay cash in lieu of the frontage improvements under certain circumstances.

Based on information provided to us by Mr. West, Mahoney Road appears to qualify for a cash payment in lieu of frontage improvements. The information he provide to us in an email cited below for your review:

*"We are showing that in 2011, only 39 vehicles were counted in a 24 hour period. In addition, our traffic accident reports only show that there has only been one reported traffic incident since 2009 on the portion of roadway affected by subdivision. Note that the data for counts is a bit outdated but when writing a letter for consideration of contributions you may be able to justify that they are still relevant numbers. Some things that would justify that those numbers have not changed much: how the surrounding parcels are being utilized (have any commercial operations started in the area) ?have any additional homes been built? Have other lots been subdivided and cannot develop the land any further for an extended period of time.*

*Based upon the information I have, my notes would mention that it appears to meet the super low use criteria, but you guys would still need to justify to the County Engineer why it should be considered in writing."*

Mahoney Road has probably existed for about 100 years, as it connects North Pioneer Road and Naches Heights Road. It is primarily used by local orchardist in the area to travel to and from their respective orchards, although there are a few residential dwelling units along its course. If



Cdp2018-461  
SUB2018-32

after about 100 years, the traffic count for 1 day is only 39 vehicles and only 1 accident has occurred since 2009, it seems like the traffic count for this roadway would be well under a traffic count of 300 vehicles per day, which would qualify for a payment in lieu of frontage improvements. Additionally, the proposed short plat is about halfway between North Pioneer Way and Naches Heights Road, so the improvement would not connect with any other hard-surfaced county roadways in the area.

Based on the above, we are requesting that a cash payment in lieu of frontage improvements be permitted for the proposed short plat. If you have any questions, please contact me at 249-1919.

Sincerely,



Bill Hordan

COPY